

CENTURY 21

Judge Fite Company



2523 CR 218

HICO, TX 76457



\$839,900



1,150 sqft



2 beds



2 baths

DESCRIPTION

This is the acreage you have been looking for! 40 acres located just 5 miles north of Hico with over 1300' of prime Duffau Creek frontage and incredible terrain. The Duffau has a limestone bottom (Dinosaur tracks!) and is spring fed so it rarely goes dry and has fish. The property is heavily treed with Live Oak, Red Oak and an abundance of various hardwoods. New 6 strand barbed wire and electric fence. New entrance and gates with automatic openers. Massive amounts of brush clearing done. Agriculture tax exemption in process and approved with one year to go. The 1100sf home is a great place to live or stay in while you build your home. New septic system, appliances, well house and equipment including filtration. 2000 sf foam insulated shop has been fully wired with LED lights in and out. Plenty of deer, turkey and other game. Owner is a licensed Real Estate Broker in the State of Texas.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21164413

YEAR BUILT: 2003

COUNTY: Erath

TRACT OR SUBDIVIION: Duffau Creeks Estate

LIST DATE: 01/27/2026

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800.451.8055

AREA:

SQUARE FEET: 1,150

TOTAL BEDS: 2

FULL BATHS: 1

HALF BATHS: 1

ACRES: 40.04

LOT SIZE (SQFT): 1,744,142

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- LuxuryVinylPlank
- Slate
- Tile

APPLIANCES:

- Dishwasher
- ElectricOven
- Microwave
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Barndominium
- Detached
- Farmhouse

PARKING:

- Driveway
- Gravel
- Outside

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- HardwoodTrees
- Other
- Pasture
- PondOnLot
- ManyTrees
- SteepSlope
- FewTrees
- Waterfront

ROOF TYPE:

- Metal

YARD/GROUNDS:

- PrivateEntrance
- Storage

SIDING:

- Other

POOL TYPE:

- None

FOUNDATION:

- PillarPostPier

FENCING:

- BarbedWire
- Electric
- Fenced
- Full
- FrontYard
- Gate
- Other
- Pipe

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces
- Propane
- WoodStove

UTILITIES:

- ElectricityConnected
 - None
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- EatInKitchen
- HighSpeedInternet
- OpenFloorplan

SECURITY FEATURES:

- SecurityGate
 - SecurityService
 - Wireless
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LISTED BY: Kristi Galbraith 

BROKERED BY: Republic of Texas Land & Home